

The Lingo of Logistics

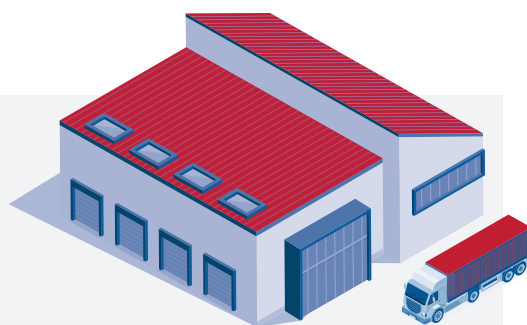
A HANDY GLOSSARY OF INDUSTRIAL REAL ESTATE TERMS

The recent growth of the logistics and industrial sector has been fueled by evolving consumer needs and technologies, the acceleration of global trade, and a focus on more “time-sensitive” urban logistics.

The intricacies of this dynamic sector are vast. To understand it, start with the unique terms that are bespoke to this property type.

As your trusted real estate partner, we are proud to serve as your translator.

Buildings



UNDERSTANDING VARIOUS TYPES

Cross Docks. Loading docks on opposite sides of the building, with one side being used for receiving or inbound and the other as outbound.

Side Load. A building featuring loading docks along a single side of the building.

Truck Court. An apron adjacent to the loading docks that allows trucks to maneuver into position for loading and unloading.

Loading Docks. Primary loading points of an industrial building. These doors are used to load and unload trailers.

Dock Levelers. Equipment mounted on the dock door that creates a ‘ramp’ connecting the loading dock and the inside of the truck. Aids moving goods between vehicles and the facility.

Dock High. An overhead door and loading level with a commercial truck bed.

Shallow Bay. A light industrial building with a shallower bay depth. Frequently used for final mile applications where freight movement is prioritized over storage.

High Cube. Buildings designed to maximize storage capacity within a given footprint and feature high clear height of at least 30-feet or 10-meters and open floor plans. Frequently used for bulk and regional distribution.



THE BAYS

Speed Bay/Staging Area/ Loading Area. An area with wider column spacing immediately adjacent to the loading docks. This area does not feature racking and is designed to facilitate efficient loading, staging, and unloading shipments. Generally the most intensively used part of an industrial facility.

Drive-In Bay/Drive-in Door. A ramp or grade-level entrance that allows equipment or vehicles to enter and exit the building.



HIGH & WIDE

Clear Height. The height of useable space in the building. Typically measured from the finished floor slab to the lowest point of the eaves.

Column Spacing. The distance between support columns within a building. Wider column spacing is generally preferable in order to better accommodate equipment used to store and retrieve goods from racking systems.

ESFR Sprinklers. A system of high-volume fire suppression that replaces in-rack sprinklers and allows for goods to be stored at higher clear heights. An acronym for Early Suppression Fast Response.



KEEPING IT CHILL

Cold Storage/Cold Chain. Refrigerated or freezer buildings designed to handle temperature-sensitive goods.

Combi Refrigeration Rooms. Areas cooled at varying temperatures to accommodate smaller warehousing needs.

Industrial Cold Storage Rooms. Refrigerated rooms typically storing a large quantity of product and often made with pallet racks and large doors.

Box-in-a-Box. Conversion of an ambient warehouse to a freezer or cooler through installation of insulated panels inside existing walls.

Transport



ON THE MOVE



Reefer. A trailer, or rail car, used to transport perishable or temperature-sensitive goods. Can be frozen or refrigerated.

Tractor/Semi. Commonly known as a tractor trailer in the United States, these are large trucks that pull a standard 53-foot trailer or a 40-foot shipping container.

Pup Truck/Step Truck/Delivery Van. A smaller truck frequently used to deliver goods in urban or congested areas.

Igloos/ULD. Pallets and containers used in air transportation; the igloo shape fits the internal wall contours of a narrow-body airplane. ULD is an acronym for Unit Loading Device.

Logistics & Freight Handling



PICK & PACK

Picking. Refers to the process where individual items or pallets are picked from a fulfillment facility to satisfy customers' orders.

Pick Tower. Multi-tiered storage system to maximize picking efficiency and storage capacity.

Block Stack. Pallets or goods stacked on top of one another in lanes versus in racking.

Pallet Position. A loading position within a racking system that can be used to store a standard pallet.

Floor Loading. Goods that are not racked. This can be due to irregular size, weight, or shape, or alternatively because goods are being immediately transloaded to another destination.



ALONG THE CHAIN

First Mile. The movement of goods from a retailer or manufacturer to a warehouse or distribution center which will take them to their final destination.

Transload. The transfer of goods between two modes of transportation as it moves through the supply chain. Transloading can involve the consolidation or deconsolidation of loads between two trucks. This transfer can also be a change in mode, such as truck to air, ship to truck, etc.

Intermodal. A subset of transloading, intermodal involves a change in the mode of transportation. Most frequently, intermodal is used interchangeably with a transfer between truck and rail.

TEU. Is the acronym for twenty-foot equivalent. This is a measure for freight volumes moving through an intermodal or seaport. Shipping containers are standardized at either 20-foot or 40-foot.

Bulk Distribution. Larger facilities servicing a wide region. These facilities generally serve as the hub in a logistics network and many goods leaving the facility are destined for another facility versus the end user.

Urban Logistics. More broad than “last mile,” urban logistics is the ecosystem of people, buildings, transportation and technology that deliver goods within modern urban environments.

Lane. The route serviced by the carrier.

Drayage. The process of moving goods over a relatively short distance, generally as part of a longer overall move. Commonly used around seaports and intermodal yards.

Last Mile. The last leg of the supply chain before a shipment reaches the end user.

Bill of Lading. A legal document listing the details of a shipment in the form of a receipt given by the carrier to the person cosigning the goods.

Reverse Logistics. Unlike a typical supply chain, reverse logistics facilitate the movement of goods from the end user back to the shipper or manufacturer.

Inventory Turnover. A measure of how quickly goods cycle through a facility. Higher inventory turnover equates to faster movement of goods through a supply chain.

3PL. A third-party logistics provider offers outsourced shipping and inventory management solutions for all or part of an organization’s supply chain.



THE GOODS

Palletized Freight. The freight is stored on a wooden or plastic platform and typically shrink-wrapped. This facilitates the efficient movement of a large number of parcels using a forklift. It is more cost-effective than parcel freight.

Parcel Freight. Individual packages or items that are not shipped as a group. Parcel freight is typically being delivered to the end user.

Bulk Freight. Large quantities of unpackaged cargo such as agricultural products or commodities.

SKU. A Stock Keeping Unit is a product identification code that is used to track inventory; also used as a measure for the number of different products stored in a facility.

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